



DESIGN REVIEW BOARD

January 11, 2022



DRB21-01066



Request

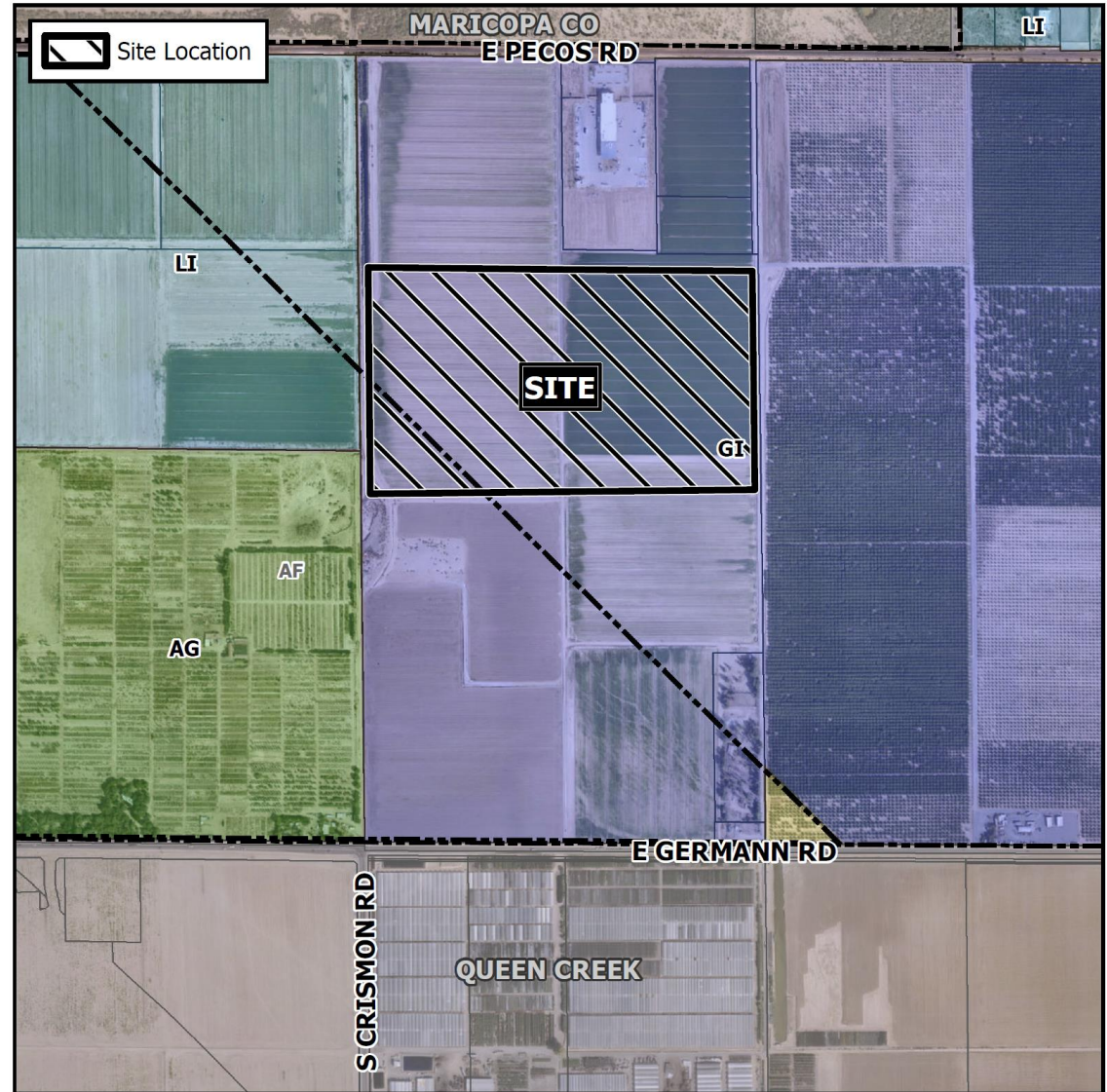
- Design Review

Purpose

- Allow for the development of an industrial building

Location

- South of Pecos Road
- East of Crismon Road
- North of Germann Road



Site Photo



Looking south toward the site from Pecos Road

New 1,200,340 SF building,
47 feet in height

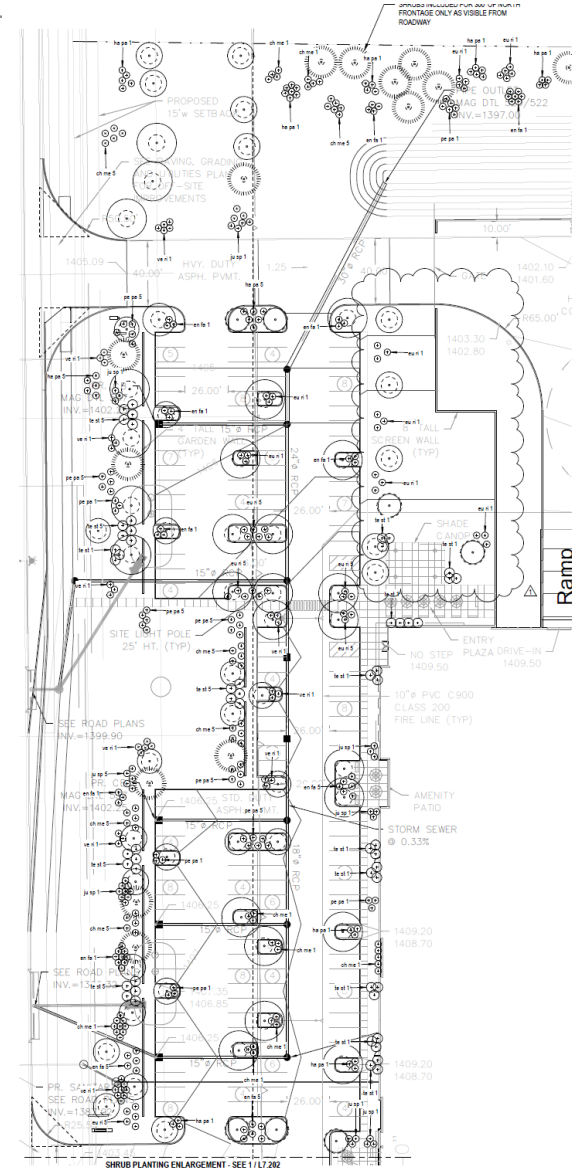
Vehicle access from Crismon
Road

Parking spaces located to
west of building

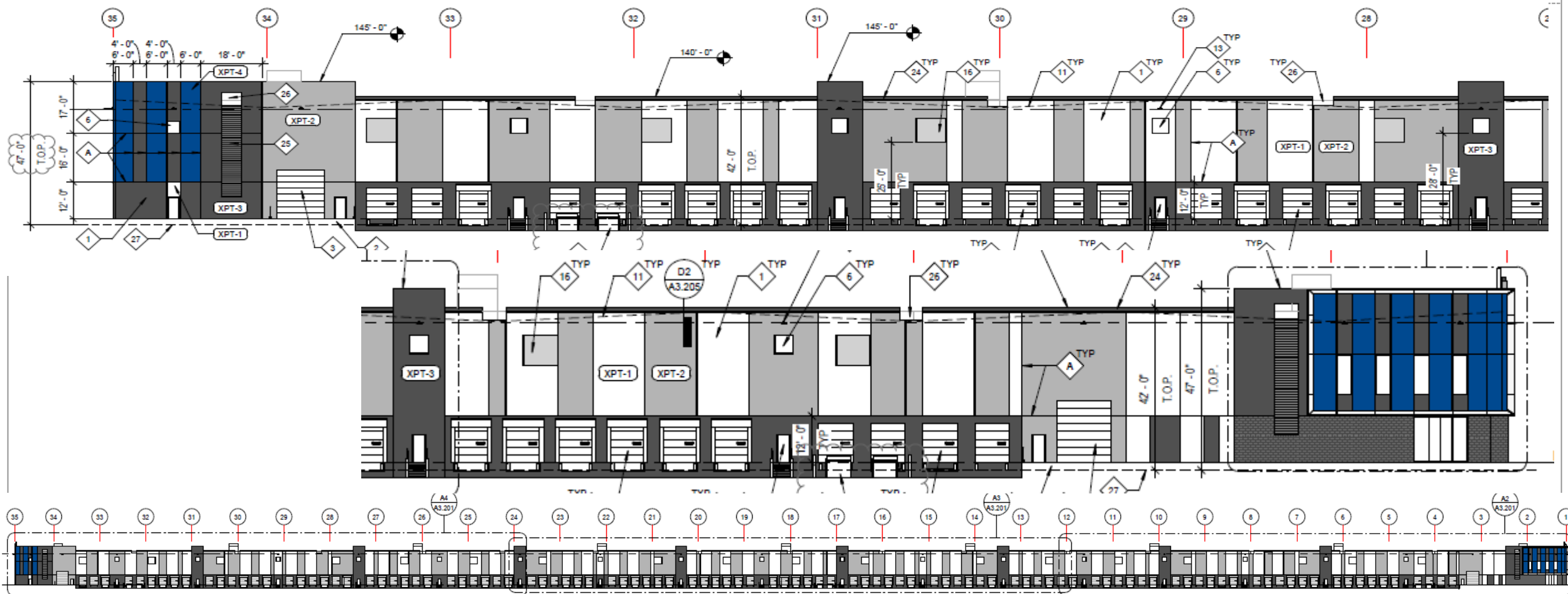
Outdoor amenities at front,
west elevation



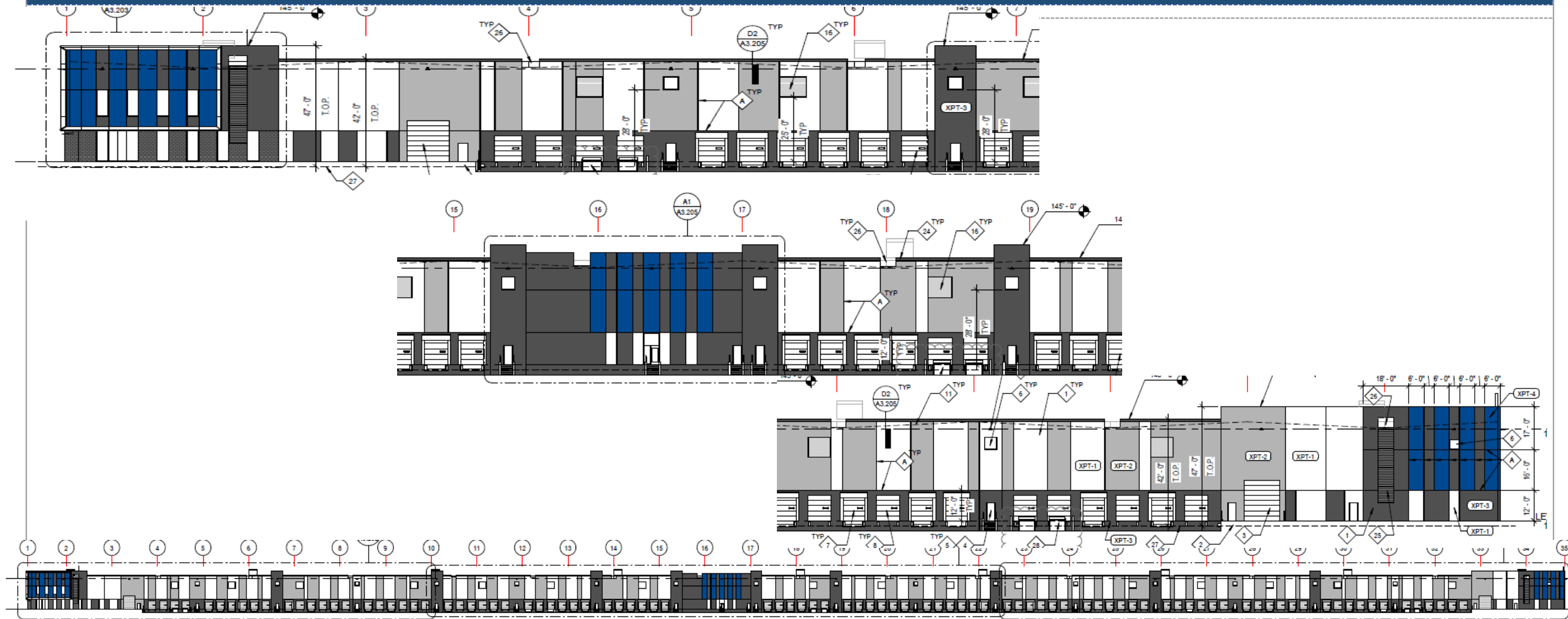
- Desert Willow
- Coral Gum
- Palo Verde
- Sweet Acacia
- Mexican Pine



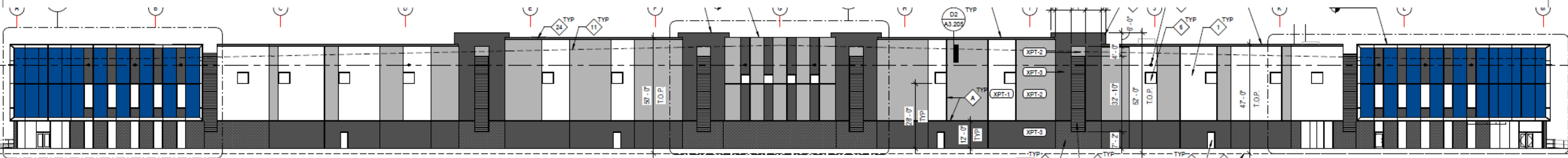
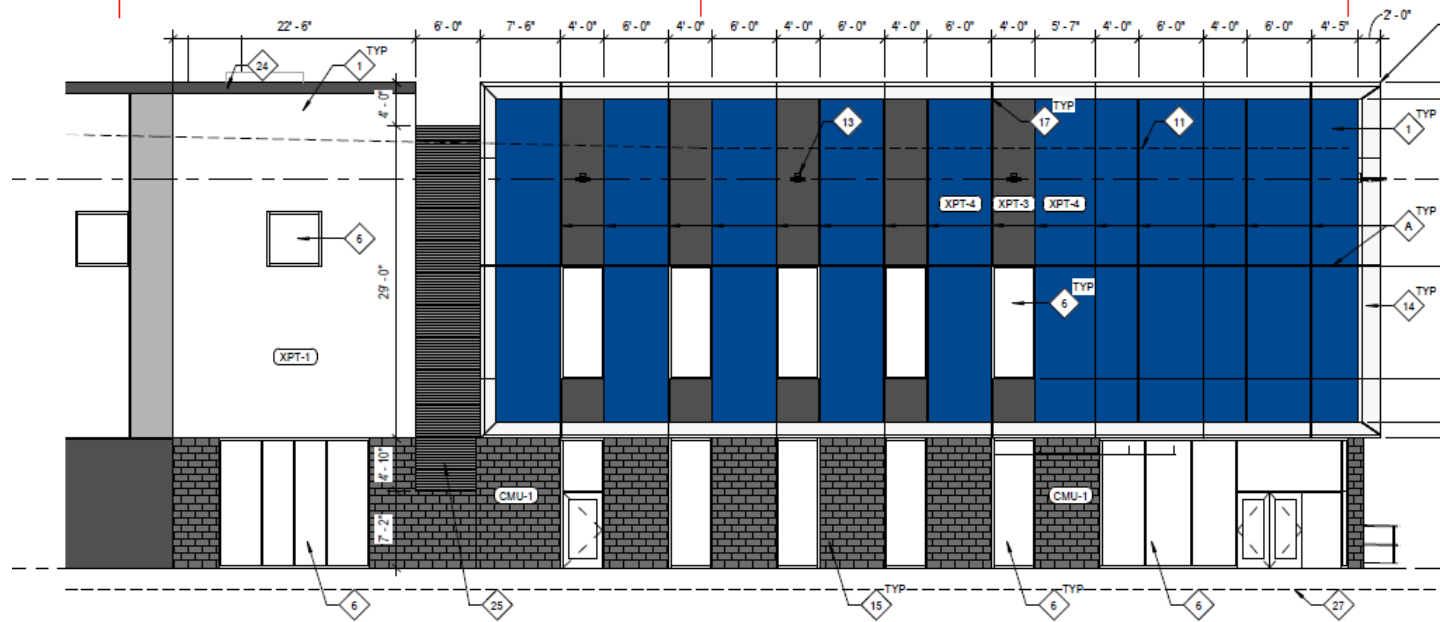
Elevations - North



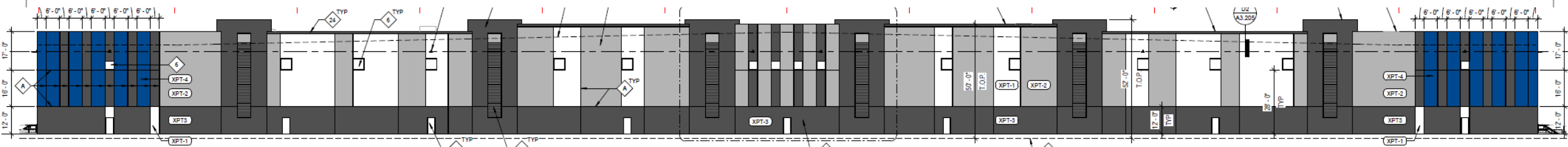
Elevations - South



Elevations - West

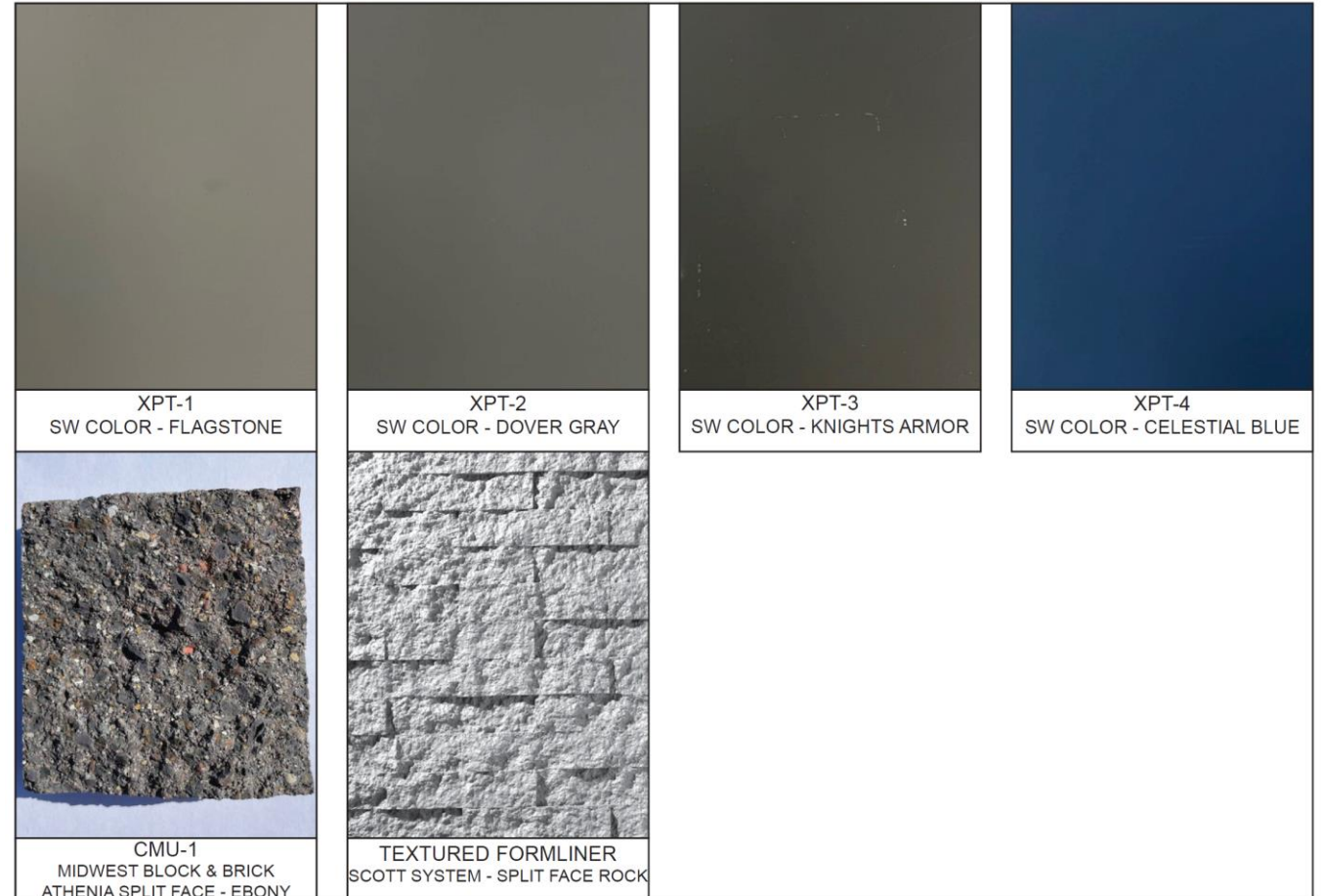


Elevations - East



Material Board

- Concrete tilt-up panels (4 colors)
- Split-face CMU
- Concrete formliner
- Glass storefront



Lighting



Design Guidelines

Section 11-7-3



Varied building height



Employee and Visitor Amenities



Elevations subdivided & proportioned to human scale

Alternative Compliance

11-7-3

No more than 50% of each facade shall be covered with one material

- *Large industrial use*
- *Variation in form and color*
- *Addition of alternative materials where possible*

Three different and distinct materials

- *Addition of formliner, glass, and CMU where possible*

Summary

Findings

Staff is seeking your review and recommendation on the following:

- Alternative Compliance for materials
- Staff welcomes any feedback



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